

056.A

0002

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

239,100 / 239,100

USE VALUE:

239,100 / 239,100

ASSESSED:

239,100 / 239,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6039																	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	239,100			239,100		149930
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	239,100		239,100	Entered Lot Size
Total Parcel	0.000	239,100		239,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.53	/Parcel: 327.5

Land Unit Type:

Parcel ID: 056.A-0002-0009.0

!4672!

PRINT

Date: 12/10/20

Time: 19:39:45

LAST REV

Date: 04/26/18

Time: 11:44:25

mmcmakin

4672

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/10/2017									Measured		DGM	D Mann
5/6/2000										197		PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 2.									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits: 1	Rating:												
View / Desir: N	- NONE			Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front												
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct:	Fact: .			Floor: 3	- 3rd Floor							Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMS: 4 BRs: 2 Baths: 1 HB: 0					
Const Mod:				% Own: 0.466899991													
Lump Sum Adj:				Name: 24 - 6039													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %									
Prim Int Wall: 2	- Plaster			Functional: 1				0									
Sec Int Wall: 1	%			Economic: 1				0									
Partition: T	- Typical			Special: 1				0									
Prim Floors: 3	- Hardwood			Override: 1				0									
Sec Floors: 1	%			Total: 30.6				0									
Bsmnt Flr: 1				CALC SUMMARY													
Subfloor: 1				Basic \$ / SQ: 320.00													
Bsmnt Gar: 1				Size Adj.: 1.32191777													
Electric: 3	- Typical			Const Adj.: 1.00969899													
Insulation: 2	- Typical			Adj \$ / SQ: 427.116													
Int vs Ext: S				Other Features: 32756													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	%			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 344551													
% Com Wall	%			Depreciation: 105432													
				Depreciated Total: 239118													
MOBILE HOME				WtAv\$/SQ: 1	AvRate: 1			Ind.Val: 1									
Make: 1																	
Model: 1																	
Serial #: 1																	
Year: 1																	
Color: 1																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0002-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items: 1				Total Special Features: 1				Total: 1							